Association of Bay Area Governments
Bay Area Air Quality Management District
Metropolitan Transportation Commission

Joint Policy Committee

PLANNING
RESOURCES

Housing

Tool or Topic: **Affordable Housing**

Author   Organization   Published   Format

Title: Colorado Sprawl Action Center's Growth Management Toolkit   Kramer   Colorado Sprawl Action Center   10/1/2001 Website

#http://www.sprawlaction.org/toolkit#

Description:

Describes eleven tools used to guide and manage growth: comprehensive planning, impact fees, open space protection and funding, affordable housing, urban growth boundaries and contiguity, designing livable communities, incentives, intergovernmental agreements and regional planning, rural lands protection, public service concurrency, transportation planning. Each tool is described in terms of problem, solution, application and internet resources.

	Author	Organization	Published	Format
Tool or Topic: **Affordable Housing**				
Title: Development in Time: Planning the Future of California's Housing	Myers	Lincoln Institute of Land Policy	10/1/1999	PDF file

#http://www.lincolninst.edu/pubs/pub-detail.asp?id=74#

Description:

The question of future development can benefit from a fresh examination accorded by an alternative viewpoint, one that employs temporal dynamics and housing needs. The time dimension of urban development has been unfairly neglected. The development debate has primarily been cast in terms of spatial patterns—how much density, how dispersed, or how large an ecological footprint—or as a matter of the political values behind opposing outlooks. Yet key issues attending the future of development in California can be better understood in light of an explicit temporal analysis of development over time.

Housing needs have also been of secondary concern in the policy debate over compact cities and sprawl, even though housing constitutes the majority of urbanized land. Given the close connection between projections for future population growth and plans for housing development, the absence of a housing perspective is unfortunate. Widespread consensus foresees continued population growth in California, amounting to 15 million added residents between 1990 and 2020. This oncoming population growth is most intimately linked to future development through the housing units people will demand and occupy. But development of sufficient housing stock requires time for everything from project approvals to the accumulation of annual construction that builds the total stock. Shortfalls in meeting housing needs in a timely way will surely lead to numerous adjustments and disruptions likely to adversely affect life in California for all residents.

Tool or Topic: **Affordable Housing**

Title: Estimating the External Effects of Subsidized Housing Investment on
        Property Values

Author	Organization	Published	Format
Schwartz	Lincoln Institute of Land Policy	5/1/2003	PDF file

#http://www.lincolninst.edu/pubs/pub-detail.asp?id=824#

Description:

Although housing investment is often promoted as a tool for neighborhood improvement, prior empirical research has failed to provide convincing evidence that subsidized housing investment generates significant external effects. This paper revisits the external effects of subsidized housing investment. With the benefit of a very rich dataset, we use a difference-in-difference specification of a hedonic regression model to estimate the spillover effects of publicly-assisted housing units produced under the New York City Ten Year Plan program.

The results suggest that subsidized housing investments produce significant and sustainable external benefits to urban neighborhoods. The magnitudes of the external effects are found to increase with project size, and to decrease with the proportion of units in multi-family, rental buildings and with distance from the housing investment sites. Spillovers are typically larger in the more distressed neighborhoods, although smaller projects appear to generate larger spillovers in more prosperous neighborhoods

Tool or Topic: **Affordable Housing**

	Author	Organization	Published	Format

Title: Expanding Affordable Housing Through Inclusionary Zoning: Lessons
        From the Washington Metropolitan Area

Brown   The Brookings Institution   10/1/2001   PDF file

#http://www.brookings.edu/metro/publications/inclusionary.htm#

Description:

Many jurisdictions are looking for new ways to house not only low-income residents, but also working families who fill critical positions in the labor market. One of the ways in which jurisdictions are meeting this challenge is through inclusionary zoning, a program that principally requires developers to include affordable homes when they build a particular number of market-rate homes. This paper examines the effectiveness of inclusionary zoning programs as tools for not only providing affordable housing, but also ensuring that such housing is built throughout a jurisdiction. Focusing particularly on the Montgomery County, MD ordinance and those found in three other Greater Washington area jurisdictions, this paper will: highlight the effectiveness of inclusionary zoning in several jurisdictions; examine the obstacles facing new and old ordinances alike; and identify where opportunities for change exist to ensure the program's longevity and productivity. By illustrating how inclusionary zoning has been implemented in this area, we hope to inform those who want to implement inclusionary zoning in their jurisdictions, and to assist those who want to improve and preserve existing ordinances.

Tool or Topic: **Affordable Housing**

Title: San Francisco Bay Area Housing Crisis Report Card

Author	Organization	Published	Format
Steinbach	Greenbelt Alliance	6/1/2002	PDF file

#http://www.greenbelt.org/downloads/resources/report_hsgreportcrd.pdf#

Description:

This report card reveals why the San Francisco Bay Area continues to have a housing crisis, and how local governments can help end it. A major cause of the crisis is that 72% of the regions' cities and counties are failing to take basic steps to address the Bay Area's affordable housing shortage.

There is a set of solutions that can provide a range of housing choices for everyone. The Housing Crisis Report Card examines the extent to which cities and counties are adopting common sense strategies for affordable housing. It takes a closer look at 40 key cities and counties, selected because they are among the largest and fastest growing places in the Bay Area.

Tool or Topic: **Affordable Housing**

Title: Smart Growth Hall Of Fame 2001

Author — Kramer

Organization — Colorado Sprawl Action Center

Published — 12/5/2001

Format — PDF file

#http://www.environmentcolorado.org/reports/smartgrowth2001.pdf#

Description:

Recognizes ten developments and planning decisions across Colorado that exhibit good growth management and smart growth principles. Displays a variety of growth management tools that are available to local governments and decision makers.

Tool or Topic: **Affordable Housing**   Author   Organization   Published   Format

Title: The Link Between Growth Management and Housing Affordability: The   Nelson   The Brookings Institution   2/1/2002   PDF file
         Academic Evidence

#http://www.brookings.edu/metro/publications/growthmanagexsum.htm#

Description:

Rising concerns about traffic congestion, loss of farmland, urban disinvestment, and the costs of public infrastructure have led an increasing number of state and local governments to adopt new policies to better manage metropolitan growth. Such programs often involve a package of tools such as zoning, comprehensive plans, subdivision regulations, development fees and exactions, and infrastructure investments and are sometimes described as growth controls, growth management, sustainable development, or smart growth. Despite these efforts' increasing popularity, some observers are concerned that such efforts adversely affect land and housing markets and lead to problems of housing affordability. This paper is a comprehensive review of academic literature on the link between growth management and housing affordability. The paper concludes that the market is the primary determinant of housing prices, and that sound growth management policies provide more affordable housing than traditional land use policies.

Tool or Topic: **Affordable Housing**   Author   Organization   Published   Format

Title: Toward a Bright Future: Updating Sonoma County's General Plan   Steinbach   Greenbelt Alliance   11/1/2004   PDF file

#http://www.greenbelt.org/downloads/resources/SonomaGP/report_sonoma_gp.pdf#

Description:

The first comprehensive analysis of the update process since it began, this report recommends how to update Sonoma County's General Plan to deal with the county's projected growth of 130,000 people by 2025. Report addresses five critical issues for the plan: (1) preserving open space and wildlife habitat,(2) protecting farmlands and keeping local agriculture viable, (3) managing water and wastewater, (4) providing affordable housing, (5) providing transportation that works.

Cover downloaded separately athttp://www.greenbelt.org/downloads/resources/SonomaGP/report_gpcover.pdf

Tool or Topic: **Housing Finance**

Title: San Francisco Bay Area Housing Crisis Report Card

Author	Organization	Published	Format
Steinbach	Greenbelt Alliance	6/1/2002	PDF file

#http://www.greenbelt.org/downloads/resources/report_hsgreportcrd.pdf#

Description:

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Tool or Topic: **Inclusionary Policies for Housing**   <u>Author</u>   <u>Organization</u>   <u>Published</u>   <u>Format</u>

Title: Expanding Affordable Housing Through Inclusionary Zoning: Lessons   Brown   The Brookings Institution   10/1/2001 PDF file
        From the Washington Metropolitan Area

                                                                        #http://www.brookings.edu/metro/publications/inclusionary.htm#

Description:

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Tool or Topic: **Inclusionary Policies for Housing**

Title: San Francisco Bay Area Housing Crisis Report Card

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Tool or Topic: **Jobs-Housing Linkages**

Title: San Francisco Bay Area Housing Crisis Report Card

Author	Organization	Published	Format
Steinbach	Greenbelt Alliance	6/1/2002	PDF file

#http://www.greenbelt.org/downloads/resources/report_hsgreportcrd.pdf#

Description:

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Tool or Topic: **Senior Housing**

Title: Smart Growth Hall Of Fame 2001

Author	Organization	Published	Format
Kramer	Colorado Sprawl Action Center	12/5/2001	PDF file

#http://www.environmentcolorado.org/reports/smartgrowth2001.pdf#

Description:

Recognizes ten developments and planning decisions across Colorado that exhibit good growth management and smart growth principles. Displays a variety of growth management tools that are available to local governments and decision makers.